

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Bunting House Inventory Number: WO-554
Address: 304 Talbot Street Historic district: ☐ yes ☒ no
City: Ocean City Zip Code: 21842 County: Worcester
USGS Quadrangle(s): Ocean City
Property Owner: Bunting Family, LLC Tax Account ID Number: 24010028620
Tax Map Parcel Number(s): 8-2456 Tax Map Number: 110
Project: Bridge No. 2300700, US 50 over Sinepuxent Bay Agency: SHA
Agency Prepared By: KCI Technologies, Inc.
Preparer's Name: Gail Lin Walls Date Prepared: 4/6/2005
Documentation is presented in: MIHP WO- 554
Preparer's Eligibility Recommendation: ☒ Eligibility recommended ☐ Eligibility not recommended
Criteria: ☐ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Bunting House, located at 304 Talbot Street, was constructed in 1930 as a private dwelling. According to Sanborn research, Ocean City in the early twentieth-century witnessed a construction boom to accommodate the tourist industry as well as the burgeoning year-round populace.

The Bunting House does not appear through research to be significant under any local, regional or national event (Criterion A). The dwelling is not associated with any person of local, regional or national significance (Criterion B). The Bunting House is recommended eligible for listing in the National Register of Historic Places for its architecture as an example of an Arts and Crafts inspired structure (Criterion C). The dwelling retains many of the features that tie it to its date of significance. It remains in its original location, and although several condominium apartments have been constructed within the vicinity of the building, they have not completely encompassed the property. Except for replacement roof shingles, as well as a replacement door, the building retains its integrity of materials, design and workmanship as well as its feeling and association as an early-twentieth century dwelling. Finally, the structure does not appear to possess the potential for additional significant historical information (Criterion D).

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:


Reviewer, Office of Preservation Services

6/12/07
Date


Reviewer, National Register Program

6/18/07
Date

Bunting House
WO-554
304 Talbot Street
Ocean City
Date of Construction: 1930
Access: Private

The dwelling at 304 Talbot Street is located along the north side of Talbot Street approximately one-half mile from the Sinepuxent Bay. It is located within the Ocean City Survey District (WO-412). Dwellings of the same age as well as modern condominiums surround the building. The lot is 4,516.50 square feet. One other dwelling is also located on the tax parcel. The Bunting House is a one-and-a-half story Arts and Crafts-inspired dwelling constructed in 1930. Features include wood-shingled siding, exposed rafters, brackets, a full-width porch, and a front-gable roof. The frame dwelling is clad in wood shingles and supports a front gable roof with exposed rafters and brackets. A brick chimney sits at the center of the ridgeline.

The Bunting House was constructed in 1930 as a private dwelling. According to research, Ocean City in the late-nineteenth and early-twentieth century witnessed a construction boom to accommodate the tourist industry as well as the burgeoning year-round populace.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. WO-554

1. Name of Property (indicate preferred name)

historic

other Bunting House

2. Location

street and number 304 Talbot Street not for publication

city, town Ocean City vicinity

county Worcester

3. Owner of Property (give names and mailing addresses of all owners)

name Bunting Family LLC

street and number PO Box 505 telephone n/a

city, town Ocean City state Maryland zip code 21843-0505

4. Location of Legal Description

courthouse, registry of deeds, etc. Worcester County, Assessment Office liber folio

city, town Snow Hill tax map 110 tax parcel 8-2456 tax ID number 24010028620

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	1
<input type="checkbox"/> object		<input type="checkbox"/> education	buildings
		<input type="checkbox"/> funerary	sites
		<input type="checkbox"/> government	structures
		<input type="checkbox"/> health care	objects
		<input type="checkbox"/> industry	Total
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

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Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The dwelling at 304 Talbot Street is located along the north side of Talbot Street approximately one-half mile from the Sinepuxent Bay. It is located within the Ocean City Survey District (WO-412). The building is surrounded by dwellings of the same age as well as modern condominiums. The lot is 4,516.50 square feet. A second dwelling, located directly behind 304 Talbot along the west side of St. Louis Street, is a two-story, frame, front-gable building was constructed circa 1950.

The one and a half story, Arts and Crafts-inspired building at 304 Talbot Street was constructed in 1930 according to tax records. The frame dwelling is clad in wood shingles and supports a front gable roof with exposed rafters and brackets. A brick chimney sits at the center of the ridgeline.

A wood door with a small light leads into the south (main) elevation and is flanked by single, four-over-one, double-hung, sash windows. A small, one-over-one, double-hung sash window is located in the gable. A porch extends approximately two-thirds of the width of the main elevation. A small wall clad in the same wood shingles and wood posts support a front-gabled roof. The west elevation has three, single, four-over-one, double-hung sash windows.

The east elevation possesses the same single, four-over-one, double-hung sash windows. A small addition has been constructed off of the east side. The side-gabled addition has a paneled and fixed-light door that lead into its south elevation. A small one-over-one, double-hung sash window pierces the east elevation. The north elevation has a wood door leading into the gable.

8. Significance

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WO-554

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input checked="" type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1930	Architect/Builder	Unknown
Construction dates	1930		

Evaluation for:

☒ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Located within a popular tourist destination, the Bunting House, located at 304 Talbot Street, was constructed in 1930 as a private dwelling. According to research, Ocean City in the late-nineteenth and early-twentieth century witnessed a construction boom to accommodate the tourist industry as well as the burgeoning year-round populace. The dwelling does not appear through research to be significant with any local, regional, or national event. (Criterion A). The dwelling is not associated with any person of local, regional, or national significance (Criterion B). The Bunting House is recommended eligible for listing in the National Register of Historic Places for its architecture as an example of an Arts and Crafts-inspired dwelling (Criterion C). The dwelling retains many of the original features that tie it to its date of significance; it remains in its original location, and, although, several condominium apartments have been constructed within the vicinity of the building, they have not completely encompassed the property. Except for replacement shingles as well as a replacement door, the building retains its integrity of materials, design and workmanship as well feeling and association as an early-twentieth century dwelling. Finally, it does not appear to possess the potential for additional significant historical information (Criterion D).

Rise of Ocean City as a Resort

Ocean City, Maryland evolved from a desolate area to a booming resort community in the late-nineteenth century. Prior to the first hotel being built the area was home to fewer than ten families at any given time, and at times was completely uninhabited. Few people saw the potential of the small area along the shore and it wasn't until the early twentieth century that Ocean City saw a real upswing in commerce and resort traffic. The mid-to late twentieth century proved to be the most influential times for the area, with development and expansions continuing today.

Throughout the mid-nineteenth century little was done to promote the development of a resort on the island. However in 1866 an enterprising farmer on the mainland opened his farmhouse to guests and provided transportation across the Sinepuxent Bay to what later became Ocean City. The farm, known as "Ocean House" became the first "resort" style accommodations; however they were not located on the island itself (Touart 1994: 87).

As the Civil War ended, industry and commerce again began to stabilize. Due to the war southern residents were no longer as willing or able to travel as far north to existing resort areas, such as Cape May, New Jersey and Atlantic City, New Jersey. Therefore there was a need to establish other resort areas more convenient and closer to the south and whose residents had shared the ideals of the southerners in the war. In addition, the stabilization of the economy prompted more development (Truitt and Les Callete 1977: n.p.).

Multiple accounts of the "first" true resort (i.e. a hotel or cottage) on the island exist and most contradict each other. Newspaper accounts, interviews, and various secondary sources all cite at least three different individuals as owning and operating the first resort on the island. Garnered from these accounts, it appears that four enterprising individuals were working to establish themselves on the island between 1868 and 1869 – an obvious result of the railroad being extended to Berlin.

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In 1868 a gentleman named Stephen Taber obtained a patent from the state of Maryland for a large plot of land on the island, including the land that would become Ocean City. Through this patent Taber acquired over 1500 acres of land, including an area that, for no known reason, was titled "Ladies Resort to the Ocean" (Eliassen n.d.: 8). At the same time that Mr. Taber was acquiring land and consolidating his holdings, a group of individuals, led by Colonel Lemuel Showell formed a group called the Atlantic Hotel Company Corporation (Corddry 1991: 15). Colonel Showell and his corporation had decided on a location on the island where they were planning to construct a hotel. The land was located on the tract that Mr. Taber had recently acquired. After approaching Mr. Taber, they reached an agreement to purchase ten acres of land, with the understanding that if they were successful, Mr. Taber would sell them the surrounding 50 acres as well (Corddry 1991: 17).

While the hotel was under development and construction, two other enterprising individuals constructed "resort" style accommodations on the island. The first was Isaac Coffin, who is locally acknowledged as the first to provide accommodations for guests (www.beach-net.com/ochistory.html; accessed on March 20, 2005). He constructed a small cottage where he rented rooms to fisherman and to those trying to escape city life (www.ococean.com/history/html; accessed on March 20, 2005). A second gentleman, Captain James Scott, built a seasonal hotel adjacent to Coffin's. Scott's hotel had rooms for up to forty guests. Visitors came from Philadelphia, Pittsburgh, Wilmington, Baltimore and Washington to stay at both Coffin's and Scott's. In order to get to the island, guests would take the railroad or stagecoach to Snow Hill, Maryland and would then hire liverymen to take them to the Public Landing. Once at the landing a sloop would transport them to the island (Corddry 1991: 13; Bishop 1975: n.p.).

During the construction and growth of these hotels, the owners of the Atlantic Hotel Company Corporation were working to complete their planned hotel. In 1872, three years prior to the hotel being completed, the owners decided to purchase the additional 50 acres of land from Mr. Taber. The 50 acres were subdivided into 250 separate lots (www.beach-net.com/ochistory.html; accessed March 20, 2005). The lots were laid out along a series of north-south avenues and east-west streets. The streets included South Division, Worcester, Wicomico, Somerset, Dorchester, Talbot, and Caroline and the Avenues included Atlantic, Baltimore, Philadelphia, St. Louis (Corddry 1991: 21). This concept of creating an ocean resort on the "wild, white, sandy beaches off of Maryland's coast" was not an idea that was out of keeping with the times. Atlantic City, New Jersey had been incorporated a few years earlier in 1854 and it was a thriving resort community. And Cape May, New Jersey had been in existence as early as 1801 as an ever changing and growing resort (Corddry 1991: 14; Hughes 1801: n.p.)

It was in large part due to the success of both Atlantic City and Cape May that other seaside areas began to develop as resort communities. The general economy of the country was good and investors were looking for ways to expand and increase their profit. In addition, the middle-class continued to become more prosperous and their desire to emulate the upper class created a demand for more vacation destinations.

As the resort community atmosphere continued to expand and develop, there was a need for the development of a community to support the resorts. As additional hotels were constructed, the local population continued to grow. One sign of this growth, and the evolution of a year-round population, was the construction of three churches in the community. The first to be built was the 1878 St. Mary's Star of the Sea Catholic Church which was built on Baltimore Avenue and which is still extant today. The second to be constructed was St. Paul's By the Sea Episcopal Church which was originally located in a small building near the Congress Hall Hotel. At the turn of the century, the church sold their original lot of land and constructed a new building at 3rd Street and Baltimore Avenue, which is the building that is extant today (Corddry 1991: 47). The third church was the Presbyterian Church which began with Sunday School meetings in a saloon building. In 1909 land was donated at Baltimore Avenue and North Division Street and the First Presbyterian Church was constructed (Corddry 1991: 47-48).

Prompted in part by the larger population in Ocean City as well as by the increasing tourism demands, the railroad was finally established to Ocean City in 1881 (www.beach-net.com/ochistory.html; accessed on March 26, 2005). Since this was the only part of

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the State of Maryland that fronted onto the Ocean (as opposed to the Bay) the interest in visiting the area continued to grow. With the introduction of the rail line to the city, visitors were able to travel much easier than previously had been possible (www.beach-net.com/ochistory.html; Accessed on March 26, 2005). Despite the continued rise in tourism, as of 1887 there were only ten families in permanent residence in Ocean City (Corddry 1991: 81).

Other developments occurred in the early twentieth century which were mainly for the benefit of the permanent year round residents. In the mid-1880s a Methodist church was constructed. It was later moved in 1919 and subsequently burned in 1962 (it was promptly rebuilt) (Corddry 1991: 47). At the turn of the century the first public elementary school was built on the island. In 1915 the current City Hall building was constructed as a training facility for teachers. Two years later it was sold to Worcester County as the first Ocean City High School (in 1968 it was sold to the city and renovated into the current City Hall). In 1905 the first fire department was organized as an all volunteer group. In 1920 the first firehouse was constructed (Corddry 1991: 51).

The area continued to grow and develop. In 1907 the Fishing Pier was completed. It took three years to build by a group of local residents called The Ocean City Pier and Improvement Company (Corddry 1991: 34). In 1900 the first boardwalk was finished. It became a permanent fixture in 1915 (www.ococean.com/history/html).

A post World War II boom was seen across the country. The middle class continued to evolve, and it became common for families to vacation each year. The ocean, and subsequently Ocean City, became key resort locations. A shift was seen from the traditional hotels, which served meals, to the more cost effective motel which appealed more to the family. During the 1950s and 1970s almost fifty motels were constructed in Ocean City alone (Hayes 1999a: 10).

Other factors also influenced the continued increase in the resort. In 1952 the Chesapeake Bay Bridge (William Preston Lane Jr. Bridge) was opened. In 1964 the Chesapeake Bay Bridge Tunnel opened up the city to visitors from the south (www.beach-net.com/ochistory.html). The same year the Verazzano Bridge, from Virginia was opened. The result was easier access to Ocean City for residents of Baltimore and northern Virginia (Hayes 1999b: 7). The 1970s more than 10,000 condominiums were constructed (www.beach-net.com/ochistory.html; Jordan n.d.: 2).

History of the Bunting House

The Bunting House, located at 304 Talbot Street, is a good example of an Arts and Crafts-inspired dwelling. The building is a subtype of the Craftsman style, prevalent between 1905 and 1930 as a counter-movement against the excess ornamentation of High Victorian architecture began by Charles Sumner Greene and Henry Mather Greene from Pasadena, California. This movement turned architecture back to a simplistic, more naturalistic style. Typical features include: a low-pitched gabled roof, exposed rafter tails, decorative brackets under the gable, and front porches with columns on square bases. As a style originating in the western United States, vernacular interpretations are more prevalent east of California (McAlester 1993:452; Van Buren 1991:102). The dwelling at 304 Talbot Street first appears on the 1941 Sanborn Map as a one-story dwelling with a one-story full-width porch. According to the map, the dwelling originally had a slate or tin roof. The small addition has since been added.

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Worcester County Assessors Office
n.d. Tax Records. Snow Hill, Maryland.

www.beach-net.com/ochistory.html: accessed on March 20, 2005

www.beach-net.com./ochistory.html: accessed on March 26, 2005

www.ococean.com/history/html; accessed on March 20, 2005

9. Major Bibliographical References

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See Section 8

10. Geographical Data

Acreage of surveyed property _____ app. 4,500 square feet
Acreage of historical setting _____ app. 1,050 square feet
Quadrangle name _____ Ocean City

Quadrangle scale: 1 :24 000

Verbal boundary description and justification

The recommended National Register Boundary for the Bunting House includes the dwelling at 304 Talbot Street on tax parcel 110-8-2456; the second dwelling is considered a non-contributing resource. The boundary includes only the Bunting House and its immediate setting, approximately 1,050 square feet that helps convey the property's significance under Criterion C for its architecture. The boundary was defined following the guidelines set forth in the National Register Bulletin 21: Defining Boundaries for National Register Properties.

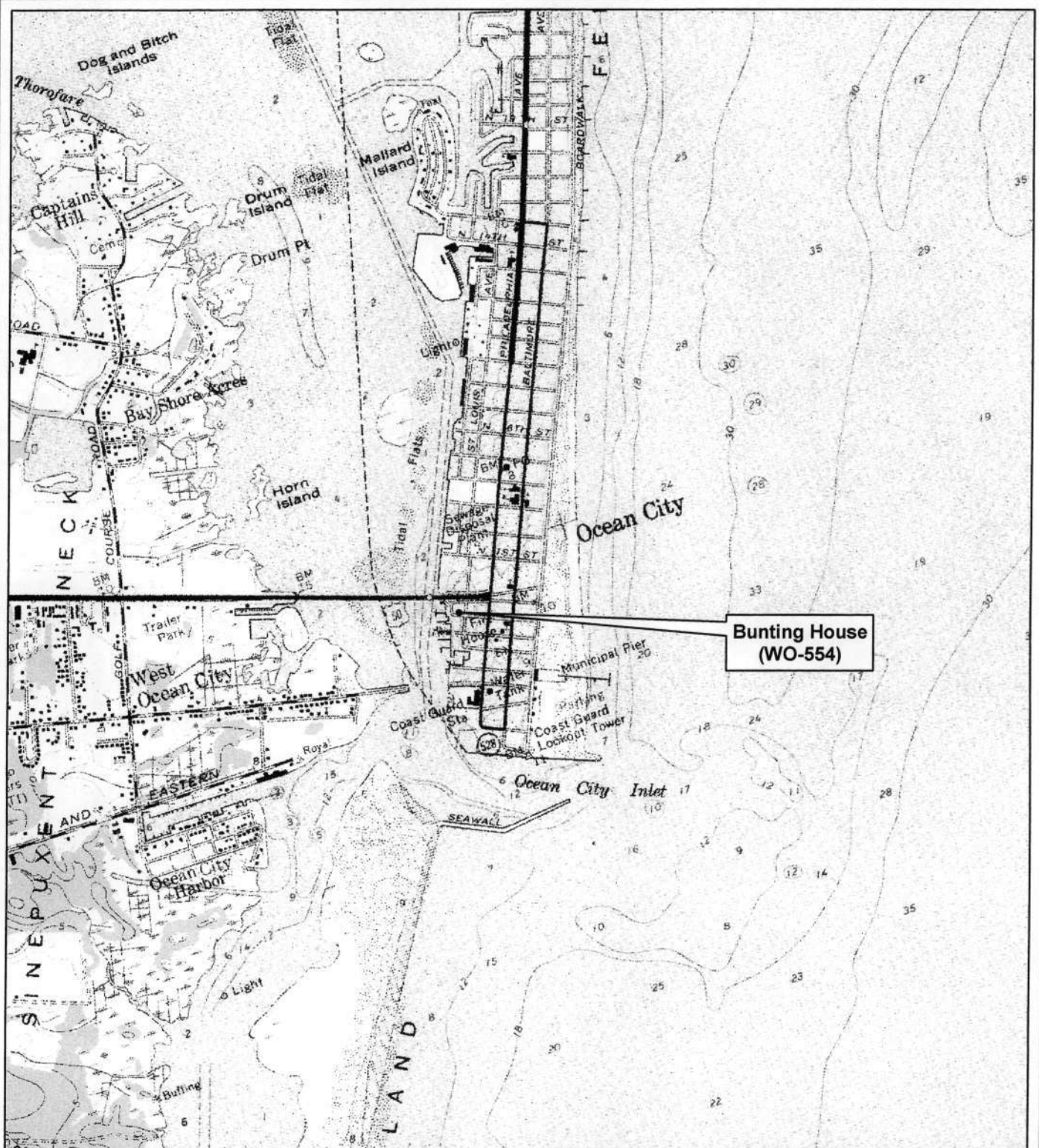
11. Form Prepared by

name/title	Gail Lin Walls/Architectural Historian		
organization	KCI Technologies, Inc.	date	April 5, 2005
street & number	5001 Louise Drive, Suite 201	telephone	(717) 691-1340
city or town	Mechanicsburg	state	Pennsylvania

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



0 1,000 2,000
Feet



**Bunting House
304 Talbot Street**

Bridge No. 2300700
US 50 over Sinepuxent Bay
Worcester County, MD

Source: Ocean City, MD
USGS 7.5 Minute Quadrangle



W0-554

The Bunting House

Worcester County, MD

Jenny Gardner

3/05

MD SHPO

<No. 0 >100

142 933000 N N N-1 19 2(040)

South/east elev.

1 of 3



WLO-554

The Bunting House

Worcester County, MD

Jenny Gardner

3/05

MD SHPO

South/West elev.

142 9344 N N N-1 08 2 (040)

2 of 3



W10-554

The Bunting House

Worcester County, MD

Jenny Gardner

3/05

MDSHPO

north/east elev.

<102

142 93** N N N-2 16 2(040)

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